

East Molesey KT8



# £1.525 Per Month - Available 12/05/2017



Two Bedroom ground floor apartment in excellent location close to the river and train station

Two bedrooms | Off Street Parking | Patio Area | EPC E.



Wonderfully presented and recently redecorated two bedroom ground floor apartment in converted Victorian house close to Hampton Court mainline station and the River Thames.

Offering accommodation comprising, light and airy living room, two double bedrooms, bathroom and with the added benefit of off street parking and patio area. Set within a short distance of Hampton Court mainline station with direct access to London Waterloo in approximately 40 minutes.

#### Situation

Feltham Avenue is situated close to the quaint Bridge Road area of East Molesey, with Hampton Court Station within 0.5 miles as well as the Historic Palace and grounds itself. Kingston Town Centre is within 2 miles and central London approximately 12 Miles. Gatwick / Heathrow airports are within easy reach as well as the wider motorway network via the A3 or M3.

## Furnishing

Unfurnished



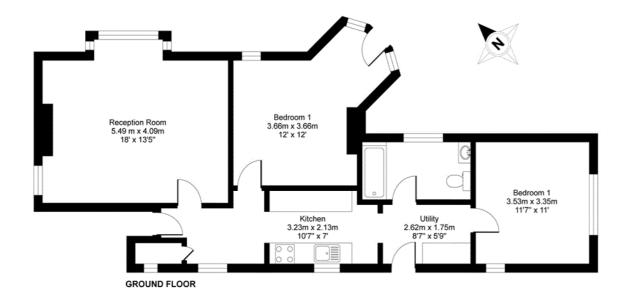


#### **Hamptons Esher Lettings**

51 High Street Esher KT10 9RQ

Tel: 01372 466646 - esherlettings@hamptons-int.com

www.hamptons.co.uk



### Feltham Avenue, East Molesey, KT8

APPROX. GROSS INTERNAL FLOOR AREA 832 SQ FT 77.3 SQ METRES

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Copyright nichecom.co.uk 2016 Produced for Hamptons Country Lettings REF: 78789

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the vendor unless specifically itemised with these particulars.

#### **Hamptons Esher Lettings**

51 High Street

Esher KT10 9RQ

Tel: 01372 466646 - esherlettings@hamptons-int.com

The energy disches carbon disorder (CO) emissions and fuel costs of this home control disorder description and sold disches disorder disor

Total floor area: 75 m²